Monterey County Zoning Administrator

AGENDA

Thursday, November 18, 2010

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
1:30 p.m.

Mike Novo, Zoning Administrator
Nicole Silva, Environmental Health

Michael Trapani, Water Resources Agency
Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: October 28, 2010

D. SCHEDULED ITEMS

1. 1:30 PM - O'BOYLE EMMETT ET AL - PLN050708
   Project Planner: Liz Gonzales. Environmental Status: Addendum. Project Description: Combined Development Permit consisting of a Coastal Development Permit and Design Approval to place three retaining walls (approximately 200 feet in total length) to protect existing house from coastal bluff erosion, replace storm drain, and fill eroded drainage channel; a Coastal Development Permit for development on slopes in excess of 30%; and a Coastal Development Permit for development within 750 feet of a known archaeological resource; a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat (coastal habitat); grading of approximately 650 cubic yards of fill. The property is located at 29300 Highway 1, between Highway 1 and the ocean, Carmel (Assessor's Parcel Number 241-071-002-000), Coastal zone. Recommended Action: Consider Addendum and Approve Project.

2. 1:30PM – O'BOYLE EMMETT ET AL - PLN050591
   Project Planner: Liz Gonzales. Environmental Status: Addendum. Project Description: Coastal Development Permit and Design Approval for the extensive remodel of an existing residence within 50 feet of a coastal bluff; including an increase in height, and changes to exterior wall materials, doors, and windows; removal of 550 square feet of concrete driveway and patios; and new pergola from parking to residence. The project is located at 29300 Highway 1, Carmel (Assessor's Parcel Number 241-071-002-000), between Highway 1 and the ocean, Coastal zone. Recommended Action: Consider Addendum and Approve Project.

3. 1:30PM - LEHMAN MICHAEL E TR- PLN050371
   Project Planner: Bob Schubert. Environmental Status: Mitigated Negative Declaration. Project Description: Use Permit for a horse training and stabling facility that would add to existing uses on a 204-acre cattle ranch by constructing the following facilities: a) 2,160 square foot hay barn located on a pre-existing barn foundation pad; b) two semi covered horse stables with 26 stalls each and 73 temporary pens to board up to 125 horses; c) 40 foot diameter riding/training ring; d) 225 square foot horse washing area with an impervious pad draining into
its own wastewater disposal system; e) three-bay compost facility; f) unpaved parking areas for approximately 25 vehicles; g) unpaved horse trailer parking area; h) grading consisting of approximately 1,500 cubic yards cut and 900 cubic yards fill and Design Approval. The existing facilities will remain. Water to the new facilities will be supplied from the existing well. The Use Permit would also allow up to 12 special events per year. "Events" are defined as horse training clinics by trainers who come to the Ranch for one to three days, usually on a weekend, to lead horse training exercises for a maximum of 25 participants. Participants would be allowed to pitch tents or sleep in their horse trailers or RVs during the events. The proposal includes the execution of an Animal Waste Management Plan. The property consists of two parcels currently under Williamson Act contract, located at 36105 Tassajara Road, Carmel Valley (Assessor's Parcel Numbers 197-251-002-000 and 418-293-049-000), approximately 1,600 feet south of the Tassajara Road and Carmel Valley Road road intersection, Cachagua Area. **Recommended Action:** Zoning Administrator close the public hearing and refer the matter to the Planning Commission.

4. **1:35PM - VARGAS VICTOR - PLN050134**

**Project Planner:** Valerie Negrete. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** A Combined Development Permit consisting of a General Development Plan for the establishment of a towing operation, automotive shops and RV/Boat Storage developed in two phases and a single family dwelling. Phase One entitlements will include: 1) a Use Permit to construct a 1,176 square foot car repair garage and; 2) Use Permit for a 498 square foot motel unit/sleeping unit for stranded customers; 3) Use Permit for an approximate 6,000 square foot indoor storage; 4) an Administrative Permit for a 320 square foot office and bathroom; 5) Use Permit to construct a 2,957 square foot single family dwelling with attached garage; 6) Use Permit for an approximate 5,000 square foot open space area for RV's and Boats. Phase two will encompass; 7) Use Permit for a 900 square foot general store for traveling customers to Lake San Antonio and patrons of the towing operation; 8) Use Permit for a 6,000 square foot body and mechanical shops (two units of 3,000 square feet each) and;9) Use Permit for an approximate 5,000 square feet of open RV and boat storage space area. Grading for development will consist of approximately 750 cubic yards of grading (approximately 300 cubic yards of cut and approximately 450 yards of fill). The project is located at 70224 New Pleyto Road, Bradley (Assessors Parcel Number 423-251-010-000) South County Area. **Recommended Action:** Adopt the Mitigated Negative Declaration and Mitigation Monitoring Reporting Plan and Approve Project.

E. **OTHER MATTERS**

F. **ADJOURNMENT**

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Zoning Administrator’s alternative actions on any matter before it.

**DOCUMENT DISTRIBUTION:** Documents relating to agenda items that are distributed to the Zoning Administrator less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency – Planning and Building Services Departments, Monterey County Government Center , 168 W. Alisal Street, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Zoning Administrator will be available at the meeting.

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